

Squak Mountain Estates
Phase 2
24 Lot Long Plat Subdivision
Project Narrative

PROJECT OVERVIEW

Squak Mountain Estates is a proposed single family (detached) residential development on approximately 19.70 acres. The property will be subdivided into a 24 Lot Long Plat. A four lot short plat is currently in review with the City and this project will subdivide the southerly remainder lot into 24 lots with a formal long plat subdivision. Squak Mountain Estates will be the typical residential development; a community of Traditional, Prairie Style wood frame and Modern Eclectic homes. They will be nestled into a rolling hillside with sweeping views. The home designs will feature open floor plans, intelligent space planning, incredible features and finishes built around the Northwest Lifestyle.

The Project will incorporate "Green Development" for the site and the structures. It will positively complement the City of Issaquah and in return, the future residence owners will live in a great community that provides access to top performing schools, medical facilities, entertainment and numerous retail conveniences.

The site was previously proposed for development named as Issaquah Terraces. A permit application was applied for and a Permit No. PLN07-0087 was issued on July 20, 2007. There were numerous reviews by the City of Issaquah staff. The same year, the national and local economy degraded. The Current Owner placed the project on hold and elected to wait until the economy improved. He reactivated the project in the Fall of 2015 to present. We are near completion of all professional and technical expertise of the project. The following items are provided with this pre-application submittal for review:

- Building Layout and Elevation sketch
- Critical Areas Report
- Geotechnical Report
- Project Narrative
- Civil Engineering Plan Set
- Survey

Requirements for Submittal

1. Preliminary Application

- A. The Land Use permits required for the proposed project:
 - Preliminary Plat and SEPA checklist with ESA Salmonids checklist.
- B. Zoning Description of the Site and Adjacent Properties
 - The site is zoned SF-Single Family Suburban, 9600 sf lots minimum
 - The property to the North and West is Single Family Residential
 - The property to the East is Multi Family Residential

The Property that bordered on the South is owned by the State of Washington.

- C. Current use of the Property Site
 - The Property is currently vacant.
- D. Special Site Considerations and Features the Impact the Proposed Project

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- There are steep slopes, Landslide hazards, Streams, (the Cabin Creek is an unrated tributary) and there are some wetlands on this site. A critical areas report has been provided for reference.
- E. The Proposed Use for the Property will be providing:
- 24 Lots for phase 2 for the proposed long plat to allow single family detached housing.
- F. The Residential Development is proposed on one existing Tax Parcel No. 332406-9508.
- G. Access for all 24 Lots will be from a Proposed Newly Constructed Private Street. The access is off of Sunrise Place SE. The newly constructed street for Lots 1 thru 27 and will end in a cul-de-sac turnaround. Additional roadway connections are not anticipated given the sensitive areas on and adjacent to the site.
- H. Water availability and Transportation Concurrency
- There is an existing Certificate of Transportation Concurrency No, 0666-00033, dated 07 /13/06.
 - There is a Certificate of Water Supply Availability No. WS A06-00014.
- I. All lots will have their own utilities and infrastructure for water, drainage, sanitary sewer, power and all communication systems.
- J. The proposed Subdivision will have minimal negative effects and will also have minimal impact to any existing wetlands and or Cabin Creek.
- K. The existing surrounding Land Use is predominantly residential and or residential attached housing. We are not aware of any negative impacts that need to be mitigated in the surrounding Community.
- L. The Subdivision of the noted 24 Lots will be Phase 2 for Single Family Detached houses.
- M. There will not be any no-residential land use.
- N. The circulation through the project will be consistent for vehicular transportation and consistent with bicycle and pedestrian use for a single-family residential development.

Requested Development Adjustments

1. To reduce cut and fill quantities and reduce the impacts to critical areas the grade of the access road has been increased to 18.5%. A variance is being requested to allow for an exceedance of the maximum allowable road grade of 15.0%. A flatter landing area with grade of approximately 2% has been provided near the midpoint of the alignment.

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2. Several areas along the access road corridor cross steep slopes per IMC 18.10.390. These areas have been identified on Sheet P3.00, Preliminary Critical Areas, of civil engineering plan set. The roadway alignment was chosen to mitigate impacts on critical areas and to reduce cut and fill quantities. A steep slope variance is being requested to allow the access road to cross these steep slope areas.
3. A cul-de-sac is being proposed as a vehicle turn around for the private street end. The roadway exceeds the maximum 600' length for a dead-end street per Section M.1 of the City of Issaquah Street Standards. The increased length is required as critical areas and grade does not allow a secondary road connection within the development. Therefore, a variance is being requested to allow the dead-end street to exceed 600'.